

**Single Family Design Guidelines Update  
Neighborhood Preservation Ordinance Update**

**Steering Committee**

**Meeting #26 Notes  
June 10, 2005**

**Steering Committee members:** Chair Dianne Channing, Vice Chair Brian Barnwell, Bruce Bartlett, Joe Guzzardi, Vadim Hsu, Charmaine Jacobs, Bill Mahan, Helene Schneider, Richard Six.

**Staff:** Scott Vincent (Assistant City Attorney), Bettie Weiss (City Planner), Jaime Limón (Supervising Planner), Heather Baker (Project Planner), Jason Smart (Intern).

**I. Welcome and Introductions**

**II. Public Comment for Items Not on the Agenda**

**Bernie Bernstein:** Presented written correspondence dated June 8<sup>th</sup>.

**III. Administrative Items**

Brian Barnwell announced that the City Attorney will be consulted in order to determine whether a majority of the City Council's Ordinance Committee members, Brian Barnwell and Helene Schneider, should sit on the Steering Committee, as is currently the case.

**IV. Steering Subcommittee Reports (None.)**

**V. Issue Paper J Parts I & II: Triggers for Application Routing, and Issue Paper D (FAR Applicability Section Only)**

- **Staff Presentation w/ Initial Steering Committee Questions and Discussion**
- **Public Comment**

**Karen Feeney:** Representing Allen Associates. Energy efficiency and other green building practices should be standard in all housing construction. The City should offer incentives, such as relief from full board ABR review, for residents to incorporate green building techniques. Staff can review criteria that do not have a significant impact. All homes 4,000 square feet and larger should require green techniques, because homes of that size are not very sustainable. California is heading in the direction of incorporating sustainability throughout many aspects of life. The Built Green Santa Barbara Program is new and has a lot of buy-in from the community. Work with Built Green and give it a chance to be successful.

**Connie Hannah:** Presented written correspondence dated June 10<sup>th</sup>.

**Jessica Grant:** Supports Green Building Option #1 of Issue Paper J Part II. There is no need for the City to re-invent the wheel by crafting its own green building standards. The Built Green Program educates the average resident about green technologies and how to integrate them into project design. Built Green explains why certain technologies are appropriate in certain cases. Green building is not separate from design, it's integral. Design guidelines should include green building

techniques. Perhaps the City could waive certain fees as a green building incentive. One way to enforce green building standards is to require a deposit from applicants and then refund them once the standards have been met.

**Susan McLaughlin:** Routing projects to administrative review rather than the ABR will not result in insufficient Design Review. Staff members become very familiar with what makes a project acceptable or not. Approves of Staff's seeking to raise environmental standards. Supports Green Building Option #1. Built Green incentives will lead to faster approval for applicants, quicker processing for Staff, and less of a burden on ABR. Familiarize residents with green building techniques and encourage their use before heavily enforcing them. Staff is still being trained regarding the Built Green Program.

**Selma Rubin:** Encourage a variety of green building techniques. Presented written correspondence from Claudia Madsen dated June 10<sup>th</sup>.

**Susan Trescher:** Representing La Mesa Neighborhood Association. Not necessarily opposed to green building incentives, but they should not be added for consideration as part of the NPO at this time. Green building incentives or requirements should instead be a separate ordinance that applies generally. It is too late to include green building in the NPO, and it would make the NPO too complex. The best incentive for green building is to expedite project review.

**Karin Perissinotto:** Director of Built Green Santa Barbara Program. Is glad there is a conversation regarding green building and congratulates the City for talking about the Built Green Program. One strength of the program is that it was designed by contractors and architects.

- **Further Discussion**

The Steering Committee conducted a series of thumbs-up, thumbs-down votes on the following proposals from Issue Paper J:

- The NPO triggers for Design Review of single-family projects should apply City-wide.  
All in favor.
- All two-story projects should be subject to some level of Design Review.  
All in favor.
- All one-story projects greater than 4,000 square feet should have some level of Design Review, and further discussion may be needed to decide whether some one-story projects less than 4,000 square feet will require Design Review or other regulations.  
All in favor.
- Some two-story infill additions that are "small" (< 500 s.f. on second floor and < 750 s.f. total) and "not too tall" (< 25' max. height) can be reviewed at the Staff administrative review level.  
In favor: Bartlett, Barnwell, Channing, Hsu, Jacobs, Mahan, Schneider, Six.  
Neutral: Guzzardi
- The green building topic will be considered further by a Steering Subcommittee consisting of Committee members Hsu, Jacobs and Schneider.  
All in favor.

- Some “small” (< 500 s.f.), “not too tall” (< 17’) and “not highly visible” one-story Hillside Design District projects can be reviewed at the Staff administrative review level.  
All in favor.
- FARs should apply to all two-story homes in single-family zones.  
All in favor.
- FARs should apply to two-story homes in zones other than single-family zones, such as multi-family or commercial zones, if there is an existing single-family home on at least two adjacent sides of the proposed project.  
In favor: Barnwell, Channing, Guzzardi, Jacobs, Mahan, Schneider, Six.  
Opposed: Bartlett.  
Undecided: Hsu.
- The following items highlighted in Attachment 6 of Issue Paper J Part II can be reviewed administratively:
  - Door or window alterations
  - Decks < 200 s.f.
  - Fences < 8’ tall
  - Improvements and repairs
  - Landscaping
  - Mechanical equipment or electrical meters and screening
  - Other alterations
  - Paving
  - Porches
  - Remodels
  - Rooftop equipment
  - Site work with < 50 cubic yards of grading
  - Skylights
  - Spas
  - Trash and recycling enclosures
  - Trellises < 250 s.f.

The Steering Committee eliminated the following items highlighted in Attachment 6 from administrative review: pools, retaining walls, and trellises over 250 s.f.

All in favor.

A Hillside Design District Project Routing Steering Subcommittee was formed to discuss review options for homes less than 20% slope in the Hillside Design District. Discussion questions include:

- Should re-roofs be reviewed for homes on sites with less than 20% slope?
- What would be the impact of requiring alterations to be reviewed for projects with a slope of 15% slope or more?

The Subcommittee consists of Committee members Channing, Mahan and Six.

A Green Building Subcommittee was formed. The Subcommittee will further discuss potential green building incentives and triggers related to single-family homes.

**Motion** (by Joe Guzzardi): The FAR Steering Subcommittee will discuss whether potential additional quantifiable standards for projects that exceed 85% of the maximum FAR should be included in this Update. Joe Guzzardi will replace Dianne Channing on this subcommittee.

**Second:** Dianne Channing.

All in favor.

**VI. Review Upcoming Schedule**

**VII. Adjourn**